DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No.	17-108853-LD & 17-108852-LO
Project Name/Address:	REI at The Spring District / 1209 124th Avenue NE
Planner:	Laurie Tyler
Phone Number:	(425)-452-2728
Minimum Comment Period:	**May 18, 2017, 5PM**

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☒ Plans
- ☐ Other:

City of Bellevue, Development Services Department
P.O. Box 90012, Bellevue, WA 98009-9012
(425) 452-6800 Fax (425) 452-5225

SEPA Environmental Checklist

Purpose of checklist:
Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:
This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:
Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [help]
For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the supplemental sheet for nonproject actions (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [help]

1. Name of proposed project, if applicable: [help]
   REI Development at the Spring District

2. Name of applicant: [help]
   Wright Runstad & Company

3. Address and phone number of applicant and contact person: [help]
   Cindy Edens, Wright Runstad & Company, 1201 Third Avenue, Suite 2700, Seattle, WA 98101, (206) 447-9000

4. Date checklist prepared: [help]
   March 22, 2017

5. Agency requesting checklist: [help]
   City of Bellevue

6. Proposed timing or schedule (including phasing, if applicable): [help]
   Construction of the proposal is expected to begin in spring 2018 with completion in 2020. **Subject to change.**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]
   The proposal is within Phase 3 of the Spring District, per Master Development Plan (MDP) Revision approved January 13, 2017. Future development connected to this proposal includes the full build-out of the Spring District, in accordance with the MDP.

   Future development will be completed in phases, generally moving from the south to north of the Spring District property. These phases are generally described next.

   - Phase 1A-1E – this project area includes the southern 14 acres of the Spring District. The site infrastructure, park on Tract C and residential development on Parcels 18-21 is generally complete. In addition, the GIX Building on Parcel 14 is under construction and an office building and brewpub on Parcel 12 is under Design Review. Parcels 13, 16 and 24 are commercial parcels to be developed during this phase, while Parcels 17, 22 and 23 are residential parcels. Additional park spaces to be constructed in this phase include Tracts K, G and J.
   - Phase 2 includes City roadway improvements (NE Spring Boulevard) and the arrival of the Sound Transit Light Rail Transit (LRT) station;
   - Phase 3 includes this proposal, including commercial buildings with retail space on Parcels 7, 9, 11, and a private yard space on Parcel 15. The development of Parcel 3A, a commercial building site, is also within this phase, but not part of this proposal.
   - Phase 4 adds a landmark hotel that will provide an additional entry to the LRT station;

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- Phase 5 adds development north of NE 16th Street including residential and office/retail space;
- Phase 6 adds the final office building and residential complex on the north side of the property.

Each phase of development will go through Design Review with the City of Bellevue and is subject to applicable regulations and policies in effect at the time of application.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]
An FEIS for the BelRed Corridor Project was issued by the City of Bellevue in July 2007. The FEIS designates a Preferred Alternative, identified by the BelRed Steering Committee in May 2007, which would increase density in the western half of the BelRed Corridor by including three closely spaced development nodes in the vicinity of Overlake Hospital Medical Center (OHMC), 122nd, and 130th Avenues NE.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [help]
No known applications.

10. List any government approvals or permits that will be needed for your proposal, if known. [help]
In addition to the Design Review in accordance with the Master Development Plan, the development will require a Critical Areas Permit for the removal of the man-made steep slope on Parcel 7. Other required permits include Clearing & Grading, Utilities, and Building and associated permits. The proposal site will be covered under a Washington State Department of Ecology NPDES Permit.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [help]
The proposal site is 7.5 acres and includes the construction of two buildings: the Main Building on Parcels 9/11 and the West Building on Parcel 7 as well as a private outdoor space on Parcel 15. The Main and West buildings are described below.

- Main Building: A five-story building with approximately 310,000 NSF of office, 10,000 NSF of retail and one level of subgrade parking accommodating approximately 205 vehicles.

- West Building: A one-story public market (approx. 10,000 NSF) with two stories of office space and private fitness center (approx. 35,000 NSF) and four levels of subgrade parkings. The parking garage will accommodate approximately 675 vehicles.

In total, the Main and West buildings will have approximately 345,000 NSF of office space and 20,000 NSF of retail. In addition, Parcel 15 will be a private “yard” space for office space users, with hardscape/landscape and pedestrian facilities.

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The construction of the building on Parcel 7 will require the removal of a man-made steep slope on-site. The parking garage will be built into the hillside, thereby performing a retaining wall function and eliminating the steep slope condition. This steep slope removal requires a Critical Areas Permit, which is being reviewed concurrently with this environmental review. See accompanying Critical Areas Memo and Geotechnical Report (Hart Crowser, 2017).

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [help]
The Spring District, Bellevue, King County, WA. 1209 124th Avenue NE, located to the North of NE 12th Street, East of 120th Avenue NE, and West of 124th Avenue NE. King County Parcel number 7933300000.

B. Environmental Elements [help]

1. Earth [help]

a. General description of the site: [help] (select one): ☒Flat, ☐rolling, ☐hilly, ☐steep slopes, ☐mountainous, other: *Click here to enter text.*

b. What is the steepest slope on the site (approximate percent slope)? [help]
There is a man-made steep slope on the west side of the proposal, on Parcel 7. The construction of the building on Parcel 7 will eliminate the steep slope condition on-site. The remainder of the proposal area is flat and consists of asphalt and concrete slabs, which were the floors of warehouses and buildings on-site for more than 50 years.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help]
The land has been developed since the late 1950's and does not include any prime farmland. A geotechnical engineering report (Hart Crowser, 2017) confirms the likelihood of most of the proposal site being underlain with up to 20 feet of fill from historical regrading. The fill is believed to be very dense glacial soils typically consisting of gravelly to very gravelly, silty to very silty sand. Beneath the fill is native glacial deposits of medium dense to very dense sand and gravel and hard silt.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help]
There are no indications of or history of unstable soils in the immediate vicinity.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [help]
The total area of the proposal is 326,700 SF (7.5 acres). Proposed

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earthwork includes the excavation of approximately 155,000 CY of material for construction of the underground parking garages and approximately 2,000 CY of fill. Any excavated material not used on-site will be disposed of off-site at a proper disposal site.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help]

As with all construction activities, there is the possibility of erosion associated with the clearing and construction of the proposal site. The excavation and grading of the proposal area has the potential to cause erosion if construction stormwater were not properly managed.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help]

Currently, the proposal site is 89-percent impervious as it is mostly covered by a warehouse, buildings and parking lot. The existing building structures will be demolished under separate permit. After construction, the proposal area will be approximately 74-percent impervious. Per the BelRed code and Master Development Plan Conditions of Approval, the Spring District site cannot exceed 75-percent impervious lot coverage site-wide. See the accompanying Impervious Lot Coverage Memo (JMJ TEAM, 2017) for an updated impervious lot coverage calculation of projects in permit review or permitted to-date within the Spring District.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help]

The project proponent will prepare and implement a construction stormwater pollution prevention plan (CSWPPP) per Washington State Department of Ecology requirements and a Temporary Erosion and Sediment Control (TESC) per Bellevue City Code 23.76.

The plans will identify Best Management Practices (BMPs) to minimize stormwater flows, prevent soil erosion, capture water-borne sediment from exposed soils, and protect water quality from on-site pollutant sources. These BMPs include an erosion control plan prepared in accordance with City of Bellevue standards and the Stormwater Management Manual for Western Washington. The City of Bellevue Storm and Surface Water Engineering Standards provides guidance to prevent erosion downstream of construction sites. In accordance with the NPDES permit, a Certified Erosion Control Lead (CERCL) will be on-site during construction.

Some measures that may be implemented during construction to manage source control and runoff conveyance and treatment include: road/parking area stabilization, wheel wash, dust control, concrete handling, construction timing, erosion control fencing, outlet protection, silt fencing, sediment traps, and construction stormwater chemical treatment. Additional devices and methods may be employed to ensure the erosion potential is minimized.

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help]

During construction, emissions to the air will be released by construction vehicles and heavy equipment. Construction will temporarily increase dust

and vehicle emissions near the construction area. Potential mitigation could include using BMPs to control dust, covering exposed soils, and requiring idling vehicles to be shut off.

Following construction, emissions from vehicle traffic within the development will be released. The BelRed Corridor FEIS (2007) predicts that as a result of increased traffic in the study area (BelRed), carbon monoxide emissions would increase by about 40 percent over the No-Action Alternative, and emissions of particulates would increase by about 30 percent. It also states these emissions are not expected to violate air quality standards. Washington State Department of Ecology (Ecology) has jurisdiction over air quality. This proposal does not trigger the need for a quantitative analysis, as the emissions are below the 25,000 MTCO2d threshold established by Ecology. See accompanying Greenhouse Gas Technical Memorandum (JMJ TEAM, 2017).

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [help]

There are no known off-site sources of emissions or odor that would affect this proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help]

The City of Bellevue imposes standard practices as part of its Clearing and Grading permit (Bellevue City Code 23.76). Mitigation will include using BMPs to control dust and vehicle emissions near the construction area. Construction vehicles will be fitted with required, factory-installed emission control devices. To reduce the potential of dust, construction accesses will be covered with rock or aggregate. Dust emissions will also be reduced during construction through the use of spray water as necessary during dry weather conditions and planting disturbed areas with erosion control seed mix as soon as is practical. Material stockpiles will also be covered or watered as necessary to control dust.

The Bel-Red Corridor FEIS states that despite the predicted increase in traffic volumes and emissions, the Bel-Red Corridor redevelopment is not likely to result in any exceedance of the air quality standards. Maintaining traffic flow will reduce vehicles idling and, therefore, reduce pollutant emissions from vehicles.

As described in the Greenhouse Gas Emissions Memorandum, the buildings will be constructed using adaptive building reuse, sustainably grown and regionally produced projects, and high-performance systems where possible. By selecting durable and less energy consuming building components, the applicant has a proven history of building sustainable, 100-year lifespan structures.

3. Water [help]

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [help]

The proposal area is more than 400 feet northeast of Lake Bellevue. Lake

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Bellevue is the receiving water of stormwater runoff from the proposal site. The proposal site is not a major contributor of flow to the lake.

Kelsey Creek is located approximately 300 feet northeast of the proposal, with portions being piped under existing development in BelRed. The proposal will not affect Kelsey Creek.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [help]

The proposal will not require work over, in or adjacent to any waters.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [help]

The proposal will not include fill or dredge materials placed or removed from surface waters or wetlands.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help]

The proposal will not require surface water withdrawals or diversions.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [help]

According to FEMA Flood Insurance Rate Maps, Community Panel numbers 53033C0368F and 53033C0656F (eff. May 16, 1995), the affected geographic area is not within the 100-year floodplain.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [help]

No waste materials will be discharged to surface waters. Stormwater from pollution-generating surfaces will be collected and treated before being conveyed through approved systems that eventually discharge to Lake Bellevue.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [help]

This proposal does not involve withdrawals of or discharges to groundwater.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [help]

This Proposal does not include the discharge of waste materials into the ground from septic tanks or other sources. The proposal will be served by the City of Bellevue's public sanitary sewer system.

c. Water runoff (including stormwater):

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1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [help]

In compliance with the Washington Department of Ecology Stormwater Management Manual for Western Washington, the proposal is required to provide enhanced stormwater treatment of pollution-generating surfaces. Surface runoff from driveways and loading areas will be collected and treated in bioretention cells. After treatment, the stormwater will be discharged through an underdrain and leave the site through the stormwater conveyance system. The system will connect to the existing storm drainage system at 120th Avenue NE where it is conveyed to Lake Bellevue.

Project subject to Utility Code BCC 24.06 and any required utility permits.

Non-pollution generating surfaces, including pedestrian connections and sidewalks, will be conveyed directly to the storm drainage system and are not required to be treated.

2) Could waste materials enter ground or surface waters? If so, generally describe. [help]

It is not anticipated that waste materials will enter ground or surface waters associated with this proposal. As with all projects, there is a possibly of waste materials entering ground or surface waters during construction.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [help]

Stormwater will continue to be discharged to Lake Bellevue. Stormwater from the pollution-generating surfaces, the parking garage driveways, will be directed to bioretention cells for treatment before discharging through the stormwater system to Lake Bellevue.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [help]

The proposal will comply with all applicable requirements of the Drainage Design & Erosion Control Manual and applicable stormwater manual. During construction, contractors will be required to have a Spill Prevention Control and Countermeasure Plans and a Stormwater Pollution Prevention Plan (SWPPP) in place.

The proposal is implementing enhanced stormwater treatment through the use of bioretention cells for treating stormwater runoff from pollution-generating surfaces.

The proposal is within the Lake Bellevue Stormwater Sub-basin. The Spring District, as a whole, accounts for 26% of the total stormwater runoff within the Lake Bellevue Sub-basin. While the proposal is not a major contributor of flow to Lake Bellevue, it is important to note that the proposal will not re-direct stormwater flows away from Lake Bellevue. The stormwater flow will maintain its historic pattern of entering the lake. The proposal's construction of low impact development techniques will reduce the peak stormwater flow rates to Lake Bellevue by slowing the rate it reaches the lake while not reducing overall flow volumes to the lake.

4. Plants [help]

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a. Check the types of vegetation found on the site: [help]
☐deciduous tree: alder, maple, aspen, other: *Click here to enter text.*
☒evergreen tree: fir, cedar, pine, other: *sequoia trees*
☐shrubs
☐grass
☐pasture
☐crop or grain
☐Orchards, vineyards or other permanent crops.
☐wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: *Click here to enter text.*
☐water plants: water lily, eelgrass, milfoil, other: *Click here to enter text.*
☐other types of vegetation: *Click here to enter text.*

b. What kind and amount of vegetation will be removed or altered? [help]
The proposal includes the removal of two sequoia trees on Parcel 7 along the steep slope running parallel to 120th Avenue NE.

c. List threatened and endangered species known to be on or near the site. [help]
There are no threatened or endangered species known to occur on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help]
The proposal landscaping includes various plantings on-site, as well as a landscaped yard block on Parcel 15. Proposed plantings include deciduous, evergreen and fruit trees, various shrubs, vines and ground cover. In addition, rooftop plantings and a pedestrian connection between Parcels 15/16 will provide additional landscaping elements.

e. List all noxious weeds and invasive species known to be on or near the site. [help]
There are no known noxious weeds or invasive species on or near the site.

5. Animals [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [help]

Examples include:

birds: ☐hawk, ☐heron, ☐eagle, ☒songbirds, other: *Click here to enter text.*
mammals: ☐deer, ☐bear, ☐elk, ☐beaver, other: *Click here to enter text.*
fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, other: *Click here to enter text.*

b. List any threatened and endangered species known to be on or near the site. [help]
There are no threatened or endangered species known to occur on or near the site.

c. Is the site part of a migration route? If so, explain. [help]
Yes, however, most of Western Washington is generally located in the

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Pacific Flyway for migratory waterfowl.

d. Proposed measures to preserve or enhance wildlife, if any: [help]
As there is no known wildlife on the site, no preservation measures are needed.

e. List any invasive animal species known to be on or near the site. [help]
None known.

6. Energy and Natural Resources [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [help]
The proposed buildings will require electricity and natural gas energy for heating/cooling associated with office/commercial and retail use.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help]
The proposal will not affect the potential use of solar energy by adjacent properties. The proposal will not produce shadows to the north nor shade other adjacent properties.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [help]
The buildings will have several low impact development features and may seek low-impact development (LID) certification. LID features may include LED lighting, sustainable or renewable materials, and the purchase of local building materials to limit truck transit.

7. Environmental Health [help]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [help]
There is a chance of encountering contaminated soils during excavation from former underground storage tanks on-site. As with all sites, there may be a risk of spills during construction.

1) Describe any known or possible contamination at the site from present or past uses. [help]
In 2001, six underground storage tanks were removed on-site. The geotechnical consultant concluded that the removal and cleanup of contaminated soil was effective and no further regulatory action was needed at that time.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [help]
There are no known hazardous chemicals or underground hazards or transmission pipelines within the proposal site. The 2001 cleanup of the underground storage tanks required no regulatory action.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced

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during the project's development or construction, or at any time during the operating life of the project. [help]

There are no known toxic or hazardous chemicals involved in the construction or operation of the proposal.

4) Describe special emergency services that might be required. [help]

The need for special emergency services is not anticipated. The building use is limited to offices and retail uses. Facilities storing or processing toxic chemicals are not part of this proposal.

5) Proposed measures to reduce or control environmental health hazards, if any: [help]

Spill Prevention and Control Plans will be utilized by contractors working on-site during construction.

b. Noise [help]

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [help]

Noise from nearby roadways exists, including freeways I-405 and SR-520 and arterials 124th Avenue NE and NE 12th Street. Noise from these facilities and other surrounding uses is standard roadway noise and will not affect the proposal.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indi-cate what hours noise would come from the site. [help]

Construction noise will be limited to the City's Noise Ordinance BCC 9.18

During construction, the site will produce temporary construction noise. Long-term noise associated with the proposal will be typical vehicle noise from office and retail uses. The BelRed Corridor FEIS states that long-term noise impacts from the BelRed Corridor would be similar to the No-Action Alternative (70 to 72 dBA) in areas proposed for residential development.

3) Proposed measures to reduce or control noise impacts, if any: [help]

During construction, motorized construction equipment will be properly fitted with mufflers to reduce engine noise associated with short-term construction noise. No long-term mitigation is proposed as vehicle noise is typical of any development. The buildings' usage will omit typical noise levels associated with office and retail uses.

8. Land and Shoreline Use [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [help]

The proposal area currently contains buildings from previous industrial uses, including a warehouse, Truck Repair Shop, Recycle Building and associated paved parking lot. These buildings are being demolished under separate permit. In 2009, the proposal site was rezoned to BelRed Office/Residential (BR-OR-2), per the BelRed zoning and code ordinance Adjacent properties to the south and north are also zoned BR-OR-2.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been

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designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help]

The site was likely used for agriculture prior to its development as a light industrial warehouse site in the early 1950's. The site has been used for warehouse distribution for the last 60+ years.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [help]

The proposal will not affect or be affected by nearby farms or forest land operations.

c. Describe any structures on the site. [help]

The warehouse, Recycle Building and Truck Repair Shop currently on-site will be demolished (not part of this proposal). These buildings' demolition has undergone a separate environmental review as part of the Sound Transit Environmental Impact Statement.

d. Will any structures be demolished? If so, what? [help]

No structures will be demolished as part of this proposal.

e. What is the current zoning classification of the site? [help]

In 2009, the city rezoned several sites within BelRed, including the entire Spring District property. The proposal site was rezoned from Light Industrial to Office/Residential. BR-OR-1

f. What is the current comprehensive plan designation of the site? [help]

The current comprehensive plan designation is mixed-use office/residential. BR-OR-1

g. If applicable, what is the current shoreline master program designation of the site? [help]

Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help]

There is a steep slope on the southwest side of Parcel 7. The slope will be removed as part of the construction of the building on Parcel 7. This steep slope removal requires a Critical Areas Permit through the City of Bellevue.

i. Approximately how many people would reside or work in the completed project? [help]

There is no residence use associated with this proposal. The office space is anticipated to accommodate approximately 330 workers. The retail market on Parcel 7 and retail uses on Parcel 9/11 will also have employees associated with their operations, however, the exact number is not known at this time.

j. Approximately how many people would the completed project displace? [help]

The proposal will not displace any residents or workers as the proposal site does not contain any residents.

k. Proposed measures to avoid or reduce displacement impacts, if any: [help]

Not applicable.

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l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]

This Proposal is compatible with the City's existing comprehensive plan and the FEIS for the BelRed Corridor Project. Alignment with these plans ensures compatibility with existing and projected land use plans. Any future development that may be proposed within the BelRed Corridor and/or the affected geographic area would be reviewed for compliance with existing regulations in place at the time of the application.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [help]

Not applicable.

9. Housing [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help]

No residential housing will be constructed as part of this proposal.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help]

This Proposal will not eliminate any housing units.

c. Proposed measures to reduce or control housing impacts, if any: [help]

Not applicable.

10. Aesthetics [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [help]

The proposal includes a 69-foot-high building on Parcel 9/11, and a 34-foot-high office and 24-foot-high retail market on Parcel 7.

The building design includes materials such as metal and concrete with wood accents.

b. What views in the immediate vicinity would be altered or obstructed? [help]

The BelRed Corridor FEIS included a view/visual analysis component. The analysis found that taller buildings on the ridgetop location of The Spring District would be prominently visible from several public vantage points. The allowable building height in ~~BR-OR-2 is 150 feet tall~~. The proposal is well below this limit with the tallest of the two buildings at 69-feet tall.

BR-OR-1 is 150 feet

From City Hall and the western terminus of the SR-520 Trail at NE 24th Street, the proposed building may intersect the distant ridge lines but not block significant views, such as Mount Rainier. At the public vantage points on BelRed Road and on 124th Avenue NE, the building will be prominent but not block significant views.

c. Proposed measures to reduce or control aesthetic impacts, if any: [help]

The buildings have been designed using strong façade modulation and authentic articulation of materials to provide visual interest. At the ground floor level, transparent windows, solid/void massing

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rhythm, color, and appropriate signage and lighting will be used to define a visually rich pedestrian experience.

Additionally, rooftop mechanical equipment will be incorporated into the form of the building with vertical and horizontal screening; parking is accommodated in subgrade parking structures; and plantings will be lush, seasonally engaging, and reliable to provide year-round interest.

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help]

The new buildings along with street lighting and traffic on the roadway network will increase light and glare at night. However, as a former warehouse facility with truck traffic, the light and glare is not expected to increase significantly over previous conditions on site.

Project subject to Light and Glare requirements of LUC 20.50.522

b. Could light or glare from the finished project be a safety hazard or interfere with views? [help]

It is not anticipated that light or glare from this project will be a safety hazard or interfere with views.

c. What existing off-site sources of light or glare may affect your proposal? [help]

There are no known off-site sources of light or glare that would affect the proposal.

d. Proposed measures to reduce or control light and glare impacts, if any: [help]

Exterior lighting will meet City design standards and cast light downward.

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]

Wilburton Hill Park and Botanical Gardens and Kelsey Creek Park are located approximately ¾ miles to 1 mile from the Spring District site.

b. Would the proposed project displace any existing recreational uses? If so, describe. [help]

The development will not displace any existing recreational uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help]

Not applicable.

13. Historic and cultural preservation [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [help]

The Washington State Department of Archaeology and Historic Preservation online GIS map tool does not indicate there are any places or objects listed on any registers within the immediate vicinity of the proposal.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence,

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artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help]

None known.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [help]

Washington State Department of Archaeology and Historic Preservation online GIS map tool.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [help]

The development will not have any impact on historical or cultural landmarks, therefore no mitigation is proposed.

14. Transportation [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help]

The proposal is served by 124th Avenue NE to the east; 120th Avenue NE to the west; and NE Spring Boulevard to the north. Freeway access includes SR-520 located north of the site and I-405 to the west. Primary access to the proposal will be from 124th Avenue NE via the new NE District Way; a driveway entrance from 120th Avenue NE; and a parking garage entrance from NE 14th Terrace, accessed from the internal Spring District roadway network.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [help]

The proposal will not be served directly by public transit, however, King County Metro, serves the vicinity with bus service, including:

- Route MT 226-O: - approximately 0.1 miles from the proposal site
- Route MT 249-O: approximately 0.3 miles from the proposal site
- Route MT 672-O, MT 889-O: approximately 0.3 miles from the proposal site
- King County Rapid Ride B-Line: approximately 0.3 miles from the proposal site

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]

The Proposal will create a total of approximately 880 parking stalls in the underground parking garages. The proposal will not eliminate any parking stalls.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [help]

The proposal will not construct new roadways. This proposal is part of a Master Development Plan, in which the roadways that will front and provide access to these buildings are already constructed or are in review under separate permit. These roadways include 120th Avenue NE (city roadway recently widened); 121st Avenue NE (to be constructed); NE Spring

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Boulevard (City of Bellevue CIP project); and NE 14th Terrace (to be constructed under separate permit).

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [help]

The development does not use or occur in the immediate vicinity of current water, rail, or air transportation.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [help]

Trips associated with this proposal are primarily from office workers, with highest volumes in the AM and PM peak hours. The highest peak vehicle volumes are anticipated to be in the PM peak, including up to 563 outbound vehicle trips. Truck traffic will include deliveries and refuse and recycling pick-up.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [help]

The proposal will not affect or be affected by the movement of agricultural and forest products on the roads.

h. Proposed measures to reduce or control transportation impacts, if any: [help]

This proposal is part of a phased Master Development Plan. A Master Development Plan phasing plan revision was approved by the City of Bellevue Janaury 13, 2017. This Master Plan Revision reviewed anticipated traffic for transportation network impacts attributed to this and other Spring District proposals. During this review, it was determined that the square footage of commercial and retail uses associated with the proposal does not create intersection level-of-service deficiencies.

Design and construction are underway to accommodate increased density planned by the BelRed Corridor Plan and FEIS. City of Bellevue projects adjacent to this proposal include: 120th Avenue NE widening (complete), and NE Spring Boulevard (currently in design).

15. Public Services [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [help]

There will be an increase in demand for fire and police protection services associated with the new buildings. There will be no residential development as part of this proposal, so no additional students will be added to local schools.

b. Proposed measures to reduce or control direct impacts on public services, if any. [help]

Increased tax base from the buildings will offset the financial impact of the additional public services needed.

16. Utilities [help]

a. Circle utilities currently available at the site: [help]

LT
5/4/17

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other

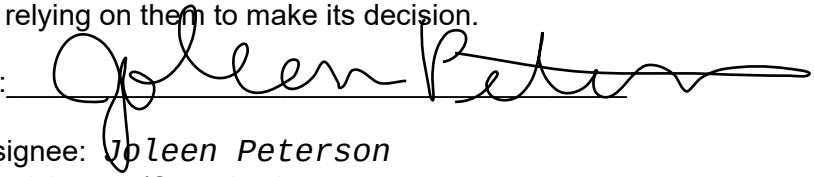
Electricity, natural gas, water, refuse service, telephone and sanitary sewer are available at the proposal site.

c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [help]

The new buildings will connect to city sanitary sewer, storm drainage and water (domestic, fire and irrigation) to serve the demands of the proposal. Telephone service will be provided by a local communications provider and electricity and natural gas will be provided by Puget Sound Energy.

C. Signature [help]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee: *Joleen Peterson*
Position and Agency/Organization: *JMJ TEAM*
Date Submitted: *March 23, 2017*

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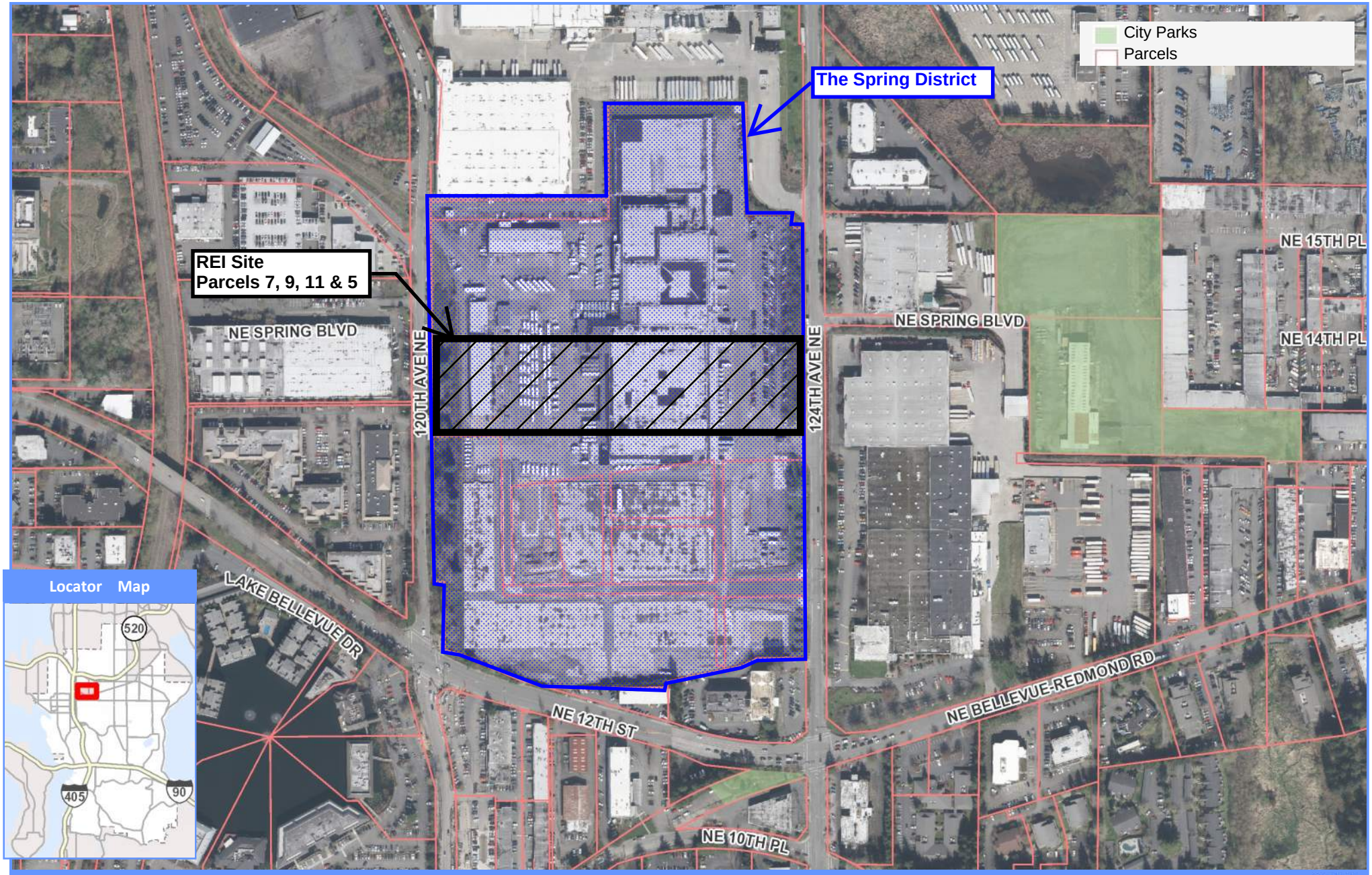
5/4/17



REI at The Spring District
17-108853-LD and 17-108852-LO

0 376 752

Scale 1: 4,513 Feet

Map Generated on: 04/24/2017

DESIGN REVIEW

SHEET LIST

REI Spring District

Enter address here

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SEATTLE, WASHINGTON 98109
PHONE 206 223 5555
FAX 206 223 5000

1 RENDERED SITE PLAN
SCALE: 1"= 40'-0"

0 20' 40' 80' 120'

NORTH

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CONSTRUCTION MANAGER:

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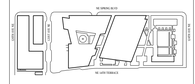
JMJ TEAM

LANDSCAPE ARCHITECT:
GGN

STRUCTURAL ENGINEER:
KPFF

MEP:



STATE OF WASHINGTON JENNIFER GUTHRIE 18301 REGISTERED LANDSCAPE ARCHITECT EXP. 12/14/2017

REI Spring District

DESIGN REVIEW

Issue Date

ISSUE

MARK	DATE	DESCRIPTION

SCALE

PROJECT ENGINEER
J. Jones

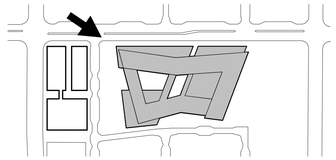
PROJECT NUMBER
1500-001-013

DATE
03/23/17

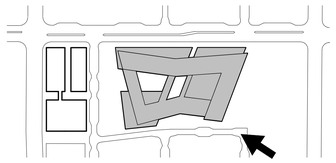
SHEET NAME
PRELIMINARY LANDSCAPE PLAN - AMENITY PLAN

SHEET NUMBER
L001
SHEET OF 250

MAIN BUILDING AERIAL VIEW



WEST VIEW



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Issue Date

ISSUE

MARK	DATE	DESCRIPTION

SCALE	PROJECT ARCHITECT: Designer
PROJECT NUMBER	101693.00
DATE	03/03/17

SHEET NAME

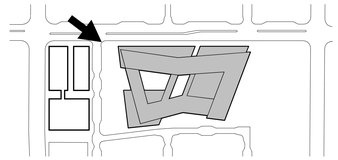
PERSPECTIVES

SHEET NUMBER

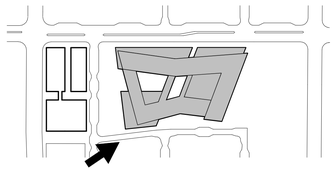
A3.002

SHEET OF 250

NORTHWEST VIEW ALONG SPRING BLVD LOOKING WEST



SOUTHWEST VIEW ON NE 14th TERRACE LOOKING NORTHEAST



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ISSUE

MARK	DATE	DESCRIPTION

SCALE	PROJECT ARCHITECT: Designer
PROJECT NUMBER	101693.00
DATE	03/03/17

SHEET NAME

PERSPECTIVES

SHEET NUMBER

A3.003

SHEET OF 250

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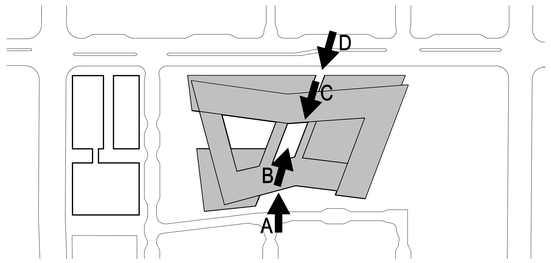
A - VIEW ALONG NE 14th TERRACE LOOKING NORTH AT MID-BLOCK

C - VIEW INSIDE MID-BLOCK LOOKING SOUTH AT MAIN BUILDING COURTYARD

B - VIEW INSIDE MID-BLOCK LOOKING NORTH AT MAIN BUILDING COURTYARD

D - VIEW ALONG NE SPRING BLVD. LOOKING SOUTH AT MID-BLOCK



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STRUCTURAL ENGINEER:
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REI Spring District

ADMINISTRATIVE DESIGN REVIEW

Issue Date

ISSUE

MARK	DATE	DESCRIPTION

SCALE	PROJECT ARCHITECT: Designer
PROJECT NUMBER	101693.00
DATE	03/08/17

SHEET NAME

SKETCH PERSPECTIVES

SHEET NUMBER

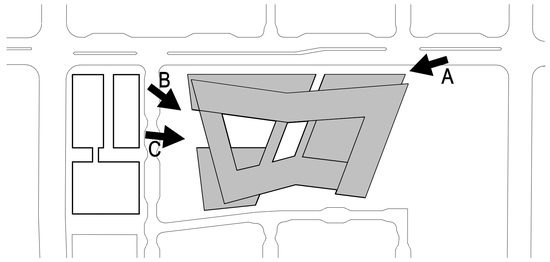
A3.004

SHEET OF 250

A - VIEW ALONG NE SPRING BLVD. LOOKING WEST AT RETAIL

C - VIEW TO MAIN ENTRY FROM PLAZA

B - VIEW TO MAIN ENTRY FROM PLAZA



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CONSTRUCTION MANAGER:

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JMJ TEAM

LANDSCAPE ARCHITECT:
GGN

STRUCTURAL ENGINEER:
KPFF

MEP:

REI Spring District

ADMINISTRATIVE DESIGN REVIEW

Issue Date

ISSUE

MARK	DATE	DESCRIPTION

SCALE

PROJECT ARCHITECT
Designer

PROJECT NUMBER 101693.00

DATE 03/14/17

SHEET NAME
SKETCH PERSPECTIVES

SHEET NUMBER
A3.005

SHEET OF 250

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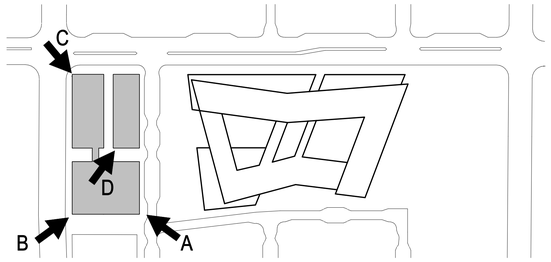
A - VIEW ALONG 121st AVE LOOKING NORTHEAST

C - VIEW ALONG 120th AVE LOOKING SOUTHEAST

B - VIEW ALONG 120th AVE LOOKING NORTHWEST

D - VIEW FROM COURTYARD LOOKING NORTHEAST



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PROJECT NUMBER	101693.00
DATE	03/08/17

SHEET NAME
SKETCH PERSPECTIVES

SHEET NUMBER
AC3.002
SHEET OF 250

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